



An  
Bord  
Pleanála

**Board Direction**  
**BD-000597-18**  
**ABP-300712-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/07/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The site of the proposed development is located in a rural area under strong urban influence, as identified in the Donegal County Development Plan 2012 – 2018, wherein policies aim to manage the extent of development, whilst facilitating those with a genuine rural-generated housing need. Based on the documentation submitted with the application and appeal, it is considered that the applicants do not meet the criteria for a rural-generated house under the provisions of the Development Plan and the provisions of the Sustainable Rural Housing Guidelines issued by the Department of the Environment, Heritage and Local Government in 2005, as they already reside in this rural area, and the proposed development would contribute to the creation and expansion of a suburban pattern of development in a rural area. The proposed development would, therefore, be contrary to Policies RH-P-2 and RH-P-5 of the Development Plan and the Ministerial Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 02/07/2018

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Terry Ó Niadh